Housing Dashboard

November 2022

Homes Tasmania

Building homes, creating communities.

The Framework

There are 23 indicators reported in this dashboard across 5 focus areas:

Focus Area	Indicators
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Focus Area 2: Efficiency Of Existing Dwellings	8. Occupancy rate 9. Turnaround time 10. Number of work orders completed 11. Proportion of work orders completed within benchmarks
Focus Area 3: Demand For Housing	12. Applications on the Housing Register 13. Average time to house priority applicants 14. Proportion of allocations to priority applicants 15. Applicants as a proportion of social housing dwellings
Focus Area 4: New Supply Of Housing	16. New long term homes 17. Other new supply 18. Other forms of assistance 19. Pipeline of works 20. Overall assistance numbers
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1. Number of households already in social housing

2016 to 2021					
As at 30 June	Public housing	Aboriginal housing*	Community housing	Indigenous community housing	Total
2016	7,038	221	5,736	75	13,070
2017	6,880	220	5,801	74	12,975
2018	6,856	215	5,749	78	12,898
2019	6,931	218	6,392	54	13,595
2020	6,961	218	6,641	89	13,909
2021	6,904	217	6,658	91	13,870

* Aboriginal housing is categorised as SOMIH in the ROGS data

About the Measure: This indicator shows the number of people who are currently housed in social housing around Tasmania. Social housing includes four distinct programs; public housing, Aboriginal housing, all community housing and indigenous community housing. The data is sourced from the Report on Government Services, which releases data annually (in January each year). The ROGS mid year update was released on 7 June 2022 and this has included the final number of households in Indigenous Community Housing, which have been updated in the table.

Results and recent trend: The overall decline in the number of social housing households in Tasmania was reported to be 39 between June 2020 and June 2021; however, this is despite also showing an increase of 247 new social housing dwellings. This suggests that there may be some under-reporting this year, particularly for community housing. Homes Tasmania is contributing to a national working group to improve community housing data collection methods, which is a nation-wide issue.

2. Households housed into social housing

Past 12 months		
Month	Applications resulting in people being housed (Monthly)	Applications resulting in people being housed (Rolling 12 month average)*
Nov-21	79	72
Dec-21	95	74
Jan-22	64	74
Feb-22	80	73
Mar-22	85	75
Apr-22	54	73
May-22	54	73
Jun-22	57	72
Jul-22	84	71
Aug-22	73	72
Sep-22	87	74
Oct-22	73	74
Nov-22	59	72

* Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator shows the number of applicants from the Housing Register who were housed into social housing around the state. Applicants were housed into existing stock that has been vacated by tenants and new social housing that has been completed.

Results and recent trend: The results show that over the past 12 months, there have been between 50 and 100 households housed into social housing each month, and an average of 72 per month. This is slightly lower than in previous years as uncertainty from COVID-19 led to lower turnover across the housing market including flow on effects for social housing.

3. Households assisted through Private Rental Assistance

Past 12 months		
Month	Households assisted through Private Rental Assistance (Monthly)	Households assisted through Private Rental Assistance (Rolling 12 month average)*
Nov-21	166	143
Dec-21	142	145
Jan-22	106	144
Feb-22	144	143
Mar-22	155	143
Apr-22	99	142
May-22	138	142
Jun-22	141	140
Jul-22	154	140
Aug-22	199	143
Sep-22	165	146
Oct-22	135	145
Nov-22	121	142

* Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator shows the number of households who received Private Rental Assistance.

Results and recent trend: The number of households who are assisted under the Private Rental Assistance program fluctuates from month to month.

The rolling 12-month average has been at a relatively low level for the last two years, possibly due to challenges in accessing the tight private rental market.

4. Households assisted through Private Rental Incentives

Past 12 months	
Month	Households assisted through Private Rental Incentives (Cumulative)
Nov-21	370
Dec-21	378
Jan-22	382
Feb-22	398
Mar-22	403
Apr-22	409
May-22	418
Jun-22	441
Jul-22	441
Aug-22	465
Sep-22	479
Oct-22	486
Nov-22	487

About the Measure: This indicator measures the number of eligible households who were assisted through the Private Rental Incentives program. It is counted at the time that a tenancy is signed.

Results and recent trend: There is generally a relatively steady number of households assisted through this program each month. Overall, since the commencement of the program in 2018, 487 households have been assisted, including 117 in the past year.

5. Households assisted through Rapid Rehousing

Past 12 months	
Month	Households assisted through Rapid Rehousing (Cumulative)
Nov-21	376
Dec-21	379
Jan-22	379
Feb-22	379
Mar-22	385
Apr-22	388
May-22	388
Jun-22	406
Jul-22	406
Aug-22	409
Sep-22	411
Oct-22	436
Nov-22	437

About the Measure: This indicator measures the number of eligible households who were assisted through the Rapid Rehousing program.

Results and recent trend: The number of households assisted through Rapid Rehousing each month differs dependent on the number of vacancies that become available within the Rapid Rehousing portfolio and the timing of lease agreements.

Since the commencement of the Affordable Housing Strategy, 437 households have been assisted through the program, including 61 in the past year.

Focus Area 1: Housing Needs Met

6. Households assisted into home ownership

Past 12 months	
Month	Households assisted into home ownership (Cumulative)
Nov-21	507
Dec-21	509
Jan-22	512
Feb-22	513
Mar-22	513
Apr-22	514
May-22	514
Jun-22	519
Jul-22	521
Aug-22	526
Sep-22	531
Oct-22	534
Nov-22	546

About the Measure: This indicator measures the number of households who have moved into a home they now own through the assistance of Streets Ahead and MyHome programs.

Results and recent trend: The results show that there have been 39 households assisted into home ownership in the past year and 546 households who have been assisted into home ownership since the commencement of the Affordable Housing Strategy.

7. Total number of households assisted

Past 12 months		
Month	Households assisted through programs (Monthly)	Total number of households assisted (Cumulative, past 12 months)
Nov-21	304	NA
Dec-21	250	250
Jan-22	177	427
Feb-22	241	668
Mar-22	251	919
Apr-22	163	1,082
May-22	201	1,283
Jun-22	244	1,527
Jul-22	240	1,767
Aug-22	304	2,071
Sep-22	273	2,344
Oct-22	243	2,587
Nov-22	194	2,781

About the Measure: This indicator is the total number of households who have been assisted through the previous five programs including households housed into social housing or assisted through Private Rental Assistance, Private Rental Incentives, Rapid Rehousing or into home ownership.

Results and recent trend: The results show that in addition to the almost 14,000 households already in social housing, there were 2,781 households assisted in the past year through the variety of programs that Homes Tasmania manage.

8. Occupancy rate

Past 12 months		
Month	Occupancy rate – as a percentage (Monthly)	Occupancy rate – as a percentage (Rolling 12 month average)*
Nov-21	99.1	99.3
Dec-21	99.2	99.3
Jan-22	99.3	99.2
Feb-22	99.1	99.2
Mar-22	99.3	99.2
Apr-22	99.4	99.2
May-22	99.5	99.2
Jun-22	99.4	99.2
Jul-22	99.4	99.3
Aug-22	99.4	99.3
Sep-22	99.2	99.3
Oct-22	99.4	99.3
Nov-22	99.5	99.3

* Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: The occupancy rate shows the proportion of existing social housing dwellings that are occupied. Currently, data is only available for dwellings owned and managed by Homes Tasmania, however work is underway to include data from community housing providers in future reports.

Results and recent trend: The results show that Tasmania's social housing dwellings are being used efficiently, with the monthly and rolling 12-month average occupancy rate consistently recorded at over 99 per cent. This shows that Homes Tasmania maximises the use of its existing dwellings by assisting Tasmanians to secure and maintain housing. Of the dwellings not occupied, these are typically being re-tenanted, but could also include the re-development of older properties to increase the number of dwellings on the site.

9. Turnaround time

Past 12 months		
Month	Turnaround time - in days (Monthly)	Turnaround time (Rolling 12 month average)*
Nov-21	21.0	25.1
Dec-21	27.3	25.8
Jan-22	39.3	26.3
Feb-22	35.0	27.2
Mar-22	24.1	27.5
Apr-22	42.1	27.8
May-22	42.7	29.5
Jun-22	15.9	28.5
Jul-22	24.4	28.0
Aug-22	29.8	28.1
Sep-22	29.0	28.7
Oct-22	28.5	28.2
Nov-22	25.9	29.5

* Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: Turnaround time measures (in days) the average time it takes from when a house becomes vacant to when it is re-tenanted. Currently, data is only available for dwellings owned and managed by Homes Tasmania, however work is underway to include data from community housing providers in future reports.

Results and recent trend: The results show that the monthly turnaround times differs each month and on average Homes Tasmania continue to achieve average turnaround times in under a month in a very tight market for tradespeople.

Homes Tasmania is committed to improving systems and ensuring the turnaround time meets the national benchmark (below 28 days).

Focus Area 2: Efficiency Of Existing Dwellings

10. Number of work orders completed

Past 12 months		
Month	Number of work orders completed (Monthly)	Number of work orders completed (Rolling 12 month average)*
Oct-21	2,454	2,921
Nov-21	2,144	2,839
Dec-21	1,769	2,741
Jan-22	1,582	2,685
Feb-22	1,846	2,589
Mar-22	2,074	2,488
Apr-22	1,837	2,387
May-22	1,941	2,274
Jun-22	2,507	2,201
Jul-22	1,625	2,102
Aug-22	1,759	2,014
Sep-22	1,731	1,939
Oct-22	1,534	1,862

* Rolling 12 month average is found by averaging the 12 months up to the reference month.

**Since July 2021, work orders for landscaping jobs in the South of the state are no longer included in the data, leading to a gradual decrease in the 12 month average.

About the Measure: This indicator shows the number of work orders that were completed in housing owned by Homes Tasmania. This includes data for dwellings owned by Homes Tasmania including dwellings under management by community housing providers. This data has a one month lag behind other indicators.

Results and recent trend: The results show that despite the exclusion of work orders for landscaping in the south (see footnote in table), Homes Tasmania performed over 22,000 work orders in the 12 months to October 2022, giving an average of just under 1,900 work orders each month. This shows our commitment to ensure that social housing dwellings are both appropriate and meet the conditions of the *Residential Tenancy Act 1997*. We encourage any tenant with a concern to bring it to the attention of their tenancy manager on 1300 665 663.

11. Proportion of work orders completed within benchmarks

Past 12 months		
Month	Average performance rating (Monthly)	Average performance rating (Rolling 12 month average)*
Oct-21	94.2	94.0
Nov-21	95.8	93.9
Dec-21	94.6	93.6
Jan-22	93.1	93.5
Feb-22	91.4	92.5
Mar-22	91.9	92.3
Apr-22	91.8	92.1
May-22	91.4	91.6
Jun-22	91.5	91.6
Jul-22	90.0	91.8
Aug-22	84.5	92.0
Sep-22	84.2	91.4
Oct-22	88.5	90.9

* Rolling 12 month average is found by averaging the 12 months up to the reference month.

** Since July 2021, work orders for landscaping jobs in the South of the state are no longer included in the data, leading to a gradual decrease in the 12 month average.

About the Measure: This indicator measures the effectiveness of the work orders that were completed. Homes Tasmania audit more than one third of all work orders completed to assess the effectiveness of contractors in delivering outcomes. Audits look at the timeliness, quality, value for money and tenant satisfaction related to each job as well as whether contractual requirements were achieved or additional call outs were required. This provides an overall performance rating out of 100. As with indicator 10, this data has a one month lag behind other indicators.

Results and recent trend: The results show that an average of almost 91 per cent of work orders were completed to benchmarks in the past year. There may be monthly fluctuations of this data associated with trade availability for contractors. Recent results are also lower due to introduction of a taskforce to address a number of older outstanding work orders.

12. Applications on the Housing Register

Past 12 months	
Month	Applications on the Housing Register
Nov-21	4,464
Dec-21	4,388
Jan-22	4,355
Feb-22	4,407
Mar-22	4,405
Apr-22	4,382
May-22	4,431
Jun-22	4,453
Jul-22	4,419
Aug-22	4,455
Sep-22	4,504
Oct-22	4,534
Nov-22	4,598

About the Measure: This indicator shows the number of applications for social housing on the Housing Register, including applicants housed in various housing situations. This is not a measure of homelessness.

Results and recent trend: The results show that demand for social housing remains high, with the number of applications on the Housing Register rising slightly since the previous month.

Almost 90 per cent of all applicants on the Housing Register are currently in secure or temporary accommodation. Over half (50.8 per cent) of all applicants on the Housing Register are entitled to a one-bedroom dwelling, meaning that they are either a lone person household or a couple without children. Homes Tasmania continues to work to increase the number of houses available for social housing in Tasmania.

13. Average time to house priority applicants

Past 12 months		
Month	Average time to house priority applicants (Monthly)	Average time to house priority applicants (Rolling 12 month average)*
Nov-21	58.3	61.9
Dec-21	66.2	62.9
Jan-22	71.5	64.1
Feb-22	49.8	62.6
Mar-22	74.9	64.0
Apr-22	90.3	66.2
May-22	72.3	66.6
Jun-22	67.0	68.1
Jul-22	89.8	70.0
Aug-22	73.6	71.2
Sep-22	76.5	71.6
Oct-22	105.6	74.0
Nov-22	101.1	77.4

* Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator shows the average number of weeks it takes to house priority applicants from the Housing Register. It is calculated from the priority applicants who were housed in a given period and the average time that was spent waiting on the Housing Register. It includes those housed into both community and public housing.

Results and recent trend: The results show average time to house priority applicants fluctuates month to month, but has risen to over 100 weeks for October and November 2022, increasing the rolling 12 month average to 77.4 weeks. The high average in these months is due to the successful housing of a number of applicants who had significant wait times, some of which were living with disability and required a modified housing environment.

Homes Tasmania continues to work to increase the number of houses available for social housing in Tasmania.

14. Proportion of allocations to priority applicants

Past 12 months		
Month	Proportion of allocations made to priority applicants (Monthly)	Proportion of allocations made to priority applicants (Rolling 12 month average)*
Nov-21	93.7	85.6
Dec-21	89.5	85.8
Jan-22	90.6	86.2
Feb-22	88.8	86.8
Mar-22	88.2	86.7
Apr-22	88.9	86.9
May-22	94.4	87.2
Jun-22	86.0	87.4
Jul-22	80.0	88.9
Aug-22	93.2	89.4
Sep-22	88.5	89.2
Oct-22	96.0	89.6
Nov-22	91.5	89.4

* Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator shows the percentage of all households who were allocated to social housing from the Housing Register who were priority applicants. This includes data for applicants housed into public and community housing. The national average (and the performance of other jurisdictions) is sourced from the Report on Government Services, which releases data annually (in January each year).

Results and recent trend: The results show that in Tasmania, the great majority of allocations to social housing are for applicants who have been assessed as priority applicants, and this proportion has been trending upward over time. The results also show that Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 81.1 per cent for public housing, 64.9 per cent for Aboriginal housing and 86.1 per cent for community housing in the 2020-21 financial year.

15. Applicants as a proportion of social housing dwellings

2016 to 2021					
Year ending 30 June	Population*	Number of social housing dwellings**	Housing Register	Applicants as proportion of population	Applicants as proportion of social housing dwellings
2016	522,783	13,621	3,365	0.64%	24.7%
2017	533,829	13,408	2,960	0.55%	22.1%
2018	546,583	13,364	3,210	0.59%	24.0%
2019	558,864	13,554	3,351	0.60%	24.7%
2020	565,557	13,812	3,373	0.60%	24.4%
2021	569,827	14,059	4,144	0.73%	29.5%

* Population figures are as at 31 December of the year to ensure consistency with population figures reported for indicator 21.
** Social housing dwellings is reported in ROGS Table 18A.3.

About the Measure: This indicator measures the ratio of housing applicants on the Housing Register as a proportion of the total number of social housing dwellings. This is a way of comparing Tasmania's performance with other jurisdictions when assessing the waiting list. The data is sourced from the Report on Government Services, which releases data annually (in January each year). The ROGS mid year update was released on 7 June 2022 and this has included the final number of Indigenous Community Housing dwellings for June 2021, which have been updated in the table. All population figures have been revised to align with the recently updated population estimates which accounts for the 2021 Census data (see indicator 21 for more information).

Results and recent trend: The results show that applicants as a proportion of social housing dwellings increased by 5.1 percentage points from the prior year. However, with around 1,200 new long term homes expected to be delivered by 30 June 2023, this proportion should decrease.

Focus Area 4: New Supply Of Housing

16. New long term homes

Past 12 months			
Month	Social housing dwellings (Cumulative)	Supported accommodation (Cumulative)	Long term homes completed (Cumulative)
Nov-21	1,086	133	1,219
Dec-21	1,101	133	1,234
Jan-22	1,121	133	1,254
Feb-22	1,129	133	1,262
Mar-22	1,207	133	1,340
Apr-22	1,225	133	1,358
May-22	1,243	133	1,376
Jun-22	1,295	133	1,428
Jul-22	1,316	133	1,449
Aug-22	1,322	183	1,505
Sep-22	1,330	183	1,513
Oct-22	1,346	183	1,529
Nov-22	1,391	183	1,574

About the Measure: This indicator reports the number of social housing dwellings and places in long term supported accommodation that have been built. Note, this does not include long term homes that have been converted into long term accommodation but were already pre-existing properties.

Results and recent trend: The construction of homes often occurs in groups in line with the way that builders construct homes. This results in some months with a small number of houses delivered, and others with a significant number of houses completed. The results show that since the commencement of the Affordable Housing Strategy, there have been 1,574 new long term homes built, including 355 in the past year.

17. Other new supply

Past 12 months		
Month	Lots of land (Cumulative)	Homeless accommodation (Cumulative)
Nov-21	356	69
Dec-21	356	69
Jan-22	356	69
Feb-22	356	69
Mar-22	401	69
Apr-22	401	69
May-22	401	69
Jun-22	401	69
Jul-22	401	69
Aug-22	401	69
Sep-22	401	77
Oct-22	401	77
Nov-22	401	77

About the Measure: This indicator includes reporting on the number of new lots of land that have been released to market and the number of units of homeless accommodation that have been completed. A lot of land is counted at the time it is released and unit of homeless accommodation is counted at the time it is has been completed and keys handed over. Because of these counting rules, activity occurs in groups.

Results and recent trend: Over the past year there has been a total of 45 lots of land released and 8 new units of homeless accommodation.

There are works currently underway on further subdivisions at Huntingfield, Rokeby and Burnie, with more than 100 units of homeless accommodation either contracted or under construction.

18. Other forms of assistance

Past 12 months	
Month	Total other forms of assistance (Cumulative)
Nov-21	333
Dec-21	333
Jan-22	333
Feb-22	333
Mar-22	333
Apr-22	333
May-22	333
Jun-22	333
Jul-22	333
Aug-22	333
Sep-22	333
Oct-22	333
Nov-22	333

About the Measure: This indicator shows additional works that are not captured in previous pages and includes the number of social housing dwellings, supported accommodation places and units of homeless accommodation that have been accessed by Homes Tasmania. This refers to outcomes that provide access to housing for eligible persons by changing the tenure of existing dwellings or extending the lifecycle of otherwise inappropriate housing. Specifically, this includes significant refurbishments of untenantable existing social housing dwellings and securing the use of existing dwellings for use as either social housing or supported accommodation or homeless accommodation. This information is presented at a point in time.

Results: The results show that there are 326 more long term homes and seven units of homeless accommodation that have been accessed under the Affordable Housing Strategy through to November 2022. This is in addition to the new supply that has been built (see previous slides).

Focus Area 4: New Supply Of Housing

19. Pipeline of works

Pipeline of works	
Housing type	Total number of dwellings/units that have been started
New social housing	1,040
New supported accommodation	148
New homelessness accommodation	102
Total	**1,290**

About the Measure: This page reports on the pipeline of works that have started. It includes for new social housing, supported accommodation and homeless accommodation projects. Dwellings are considered started when land is secured (if applicable) and progress towards milestones has commenced. It is current as at the end of each month, and is subject to change as projects progress or if the number of dwellings on a site changes for unforeseen reasons. It excludes progress milestones for new supply generated from home ownership (under the MyHome program) and land release.

Results and recent trend: There are 1,290 long term homes and units of homeless accommodation in the pipeline.   The pipeline of works has been amended due to change of scope associated with planning modifications and timing of projects. Some projects will now be re-considered as part of the Community Housing Growth Program Round 2. Homes Tasmania remains on track to achieve supply targets by June 2023.

Focus Area 4: New Supply Of Housing

20. Overall assistance numbers

Overall assistance numbers - under AHS				
Quarter ending	Total assisted (Quarterly)	Total supply (Cumulative)	Total access (Cumulative)	Total assisted (Total)
Jun-19	378	984	621	1,605
Sep-19	142	1,050	697	1,747
Dec-19	148	1,157	738	1,895
Mar-20	144	1,247	792	2,039
Jun-20	263	1,425	877	2,302
Sep-20	120	1,487	935	2,422
Dec-20	144	1,604	962	2,566
Mar-21	82	1,653	995	2,648
Jun-21	233	1,794	1,087	2,881
Sep-21	108	1,839	1,150	2,989
Dec-21	269	1,938	1,320	3,258
Mar-22	186	2,092	1,352	3,444
Jun-22	153	2,185	1,412	3,597
Sep-22	148	2,288	1,457	3,745
Dec-22*	110	2,364	1,491	3,855

* As at end of November 2022

About the Measure: This indicator shows the overall number of households assisted under the Affordable Housing Strategy (AHS), by quarter. It does not include the support being provided to the almost 14,000 households already in social housing or other programs such as Private Rental Assistance.

Results and recent trend: The results show that as at the end of November 2022, the Affordable Housing Strategy has delivered a total of 2,364 additional new homes, lots of land and new places in supported accommodation and homeless accommodation (see supply tables), including 1,364 since July 2019.

The number of households assisted and properties secured (see access tables) has grown to 1,491 since the commencement of the Strategy, including 870 since July 2019.

21. Population change in Tasmania

2016 to 2022*			
Calendar year (31 Dec)	Estimated resident population	Change from same point in previous year	Annual growth rate
2016	522,783	7,089	1.37%
2017	533,829	11,046	2.11%
2018	546,583	12,754	2.39%
2019	558,864	12,281	2.25%
2020	565,557	6,693	1.20%
2021	569,827	4,270	0.76%
2022*	571,517	3,608	0.64%

* 2022 data is as at 30 June 2022.

About the Measure: This indicator shows Tasmania's population at the end of December for each year (or the most recent quarterly results for the current year), as released by the Australian Bureau of Statistics. The information is released quarterly and the most recent data (for the June 2022 quarter) was released on 15 December 2022, with the next release due on 16 March 2023.

Results and recent trend: The ABS estimates that there were 3,608 more people (a 0.64 per cent annual change) in Tasmania at the end of June 2022 than the end of June 2021 including an additional 1,690 people since the start of the year. This is a fall from the elevated levels of growth in population over the years from 2016 to 2020, as border closures impacted migration during the COVID-19 pandemic. With the reopening of borders the annual growth rate is expected to increase again.

22. Building approvals in Tasmania

Past 12 months		
Month	Building approvals (Month)	Building approvals (In the year to)
Oct-21	195	4,105
Nov-21	335	4,126
Dec-21	293	3,986
Jan-22	194	3,919
Feb-22	294	3,802
Mar-22	265	3,574
Apr-22	223	3,400
May-22	316	3,335
Jun-22	311	3,268
Jul-22	253	3,195
Aug-22	286	3,209
Sep-22	243	3,208
Oct-22	178	3,191

* At times the ABS will make minor revisions to past published results. These will be updated as necessary.

About the Measure: This indicator shows the number of building approvals that occurred in Tasmania as released by the Australian Bureau of Statistics (ABS) each month. The most recent information was for the month of October 2022 with the next release scheduled for 9 January 2023.

Results and recent trend: The number of dwellings approved in the year to October 2022 was 3,191, which is 22.3 per cent lower than the number of approvals in the year to October 2021. This decline is because the previous year includes homes that gained approval in line with the grant conditions of HomeBuilder grants, which led to a surge in the number of new builds in the 2020-21 financial year.

23. Vacancy rate by region

Past 12 months			
Month	Vacancy rate – Hobart	Vacancy rate – Burnie	Vacancy rate – Launceston
Nov-21	0.3	0.2	0.9
Dec-21	0.4	0.3	1.0
Jan-22	0.3	0.2	1.0
Feb-22	0.4	0.2	0.9
Mar-22	0.4	0.2	1.0
Apr-22	0.5	0.4	1.2
May-22	0.5	0.4	1.1
Jun-22	0.7	0.3	1.1
Jul-22	0.7	0.3	1.2
Aug-22	0.6	0.3	1.2
Sep-22	0.6	0.2	1.2
Oct-22	0.5	0.2	1.1
Nov-22	0.6	0.3	0.7

About the Measure: This indicator shows the vacancy rate in the private rental market in the three major centres in Tasmania. The vacancy rate is the number of vacant properties as a proportion of the overall number of properties in the rental market. The data is compiled by and reproduced with the permission of SQM Research whose data is available at https://sqmresearch.com.au/.

SQM have recently revised their vacancy rate data, resulting in a number of minor changes in this table between the September and October Housing Dashboards. However, the trends over time remain the same.

Results and recent trend: The results show that the vacancy rate in all three centres remains very low at the end of November 2022.

The Launceston market fell over the month to 0.7 per cent, while the Hobart market rose to 0.6 per cent and the Burnie market rose to 0.3 per cent.

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